



## Queens Road, Buckhurst Hill, Essex, IG9

£1,500 Per Annum

Part furnished

- 2 bedroom flat
- Double glazing
- Gas central heating
- Buckhurst Hill tube station: 0.5 mile walk
- Deposit: £1730.76
- EPC rating: D (61)
- Council tax band: C
- Off street parking
- Internal: 817 sq ft (75.9 sq m)

**TO LET**

 1  1  2

A beautifully presented two bedroom, first floor flat, located on Queens Road. All of the many independent shops, bars and eateries of Queens Road are literally on your doorstep, whilst the morning commute is made just that bit easier by the close proximity of Buckhurst Hill Central line station.

Immaculately presented throughout, this fantastic property has a full width reception room to the front, which is easily able to accommodate both relaxing and dining. There are also two well-proportioned bedrooms, a three piece family bathroom and a fitted kitchen.

A great property in a great location....shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading directly into:

### Entrance Hallway

Staircase leading to first floor.

### First Floor Landing

Open to:

### Kitchen

11'7 x 7'5

Door to:

### Inner Hall

Door to reception room, bedroom one, bedroom two & bathroom.

### Reception Room

17'7 x 13'7

### Bedroom One

11'10 x 11'2

### Bedroom Two

8'6 x 8'0

### Bathroom

7'10 x 6'9

### Off Street Parking

### Notice:

All photographs are provided for guidance only.

### Additional Information:

Length of tenancy - 12 month with 6 month break clause

Local Authority: London Borough Of Epping Forest

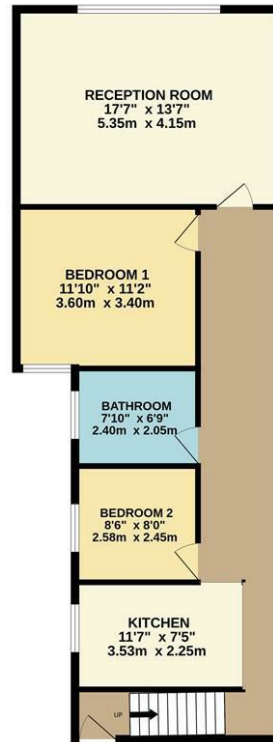
Council Tax Band: C

### Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.

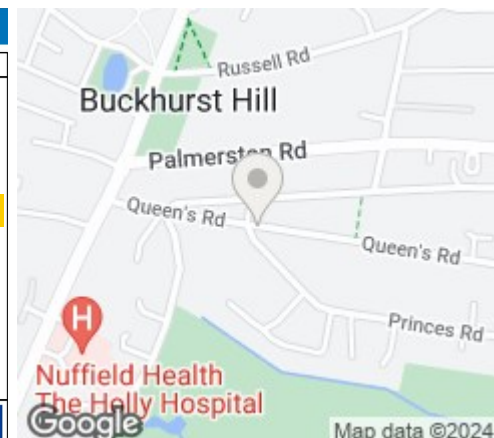


TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used at such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## MAP



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